Development Management – Delegated Officer Report **Date; 16/11/17**

Application Number	**AWDM/1541/17**
Address	**Brooklands Cottage West Street Sompting Lancing BN15 0AP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce Tree of Heaven by 2-3 metres around the entire crown (1); Fell Juniper to ground level (T2).**

Date of site visit: 25/11/17

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to large early mature Ailanthus near the southwest corner of the rear garden, and a conical shaped Juniper tree to the southeast. The trees make varied contributions to the area, the taller more visible Tree of Heaven being the most significant.

Consent is sought to reduce height and radial spread of the Tree of Heaven and to fell the tree described as a Juniper.

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: Letter sent to Sompting Parish Council, no reply received.

Representations: None received.

Relevant Planning History

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The trees are medium sized early matures growing in the rear garden of the property. The trees are more visible from the south of the property away from the main public areas. The trees are:

<u>T1 Tree of Heaven (Ailanthus)</u>
This tree has single stem to 2 to 3 metres, where it then divides into several slender parallel stems. The central stems mostly persist to the top of the tree with the outer stems dividing more and arching outwards. The main crown is high and dense with some wider spread slightly over extended laterals.

The proposed works are to reduce the crown height and radial spread by up to 2 to 3 metres.

The works are to contain the size and spread of the tree.

T2 Juniper
The second tree of this application is a tall conical shaped Juniper, growing to the southeast of the rear garden. This tree is not easily visible from the road, and contributes far less to the area. The tree has a dense crown from ground level, that is moderately wide, and tapers to a narrow point at the tip of the tree.

The proposed works are to fell planting a replacement. The tree has been described as a Juniper, no close inspection was possible but due to the form and position of the tree sufficient observation could be made to ascertain that a Tree Preservation Order would not be required and the tree can be removed as requested.

These works in my opinion would be relatively minor in relation to the overall number size, and spread of the trees in the area, and would not significantly or adversely affect the appearance, amenity value, or character of the Sompting Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/11/2017

Authorised by: PB Date: 16/11/17